

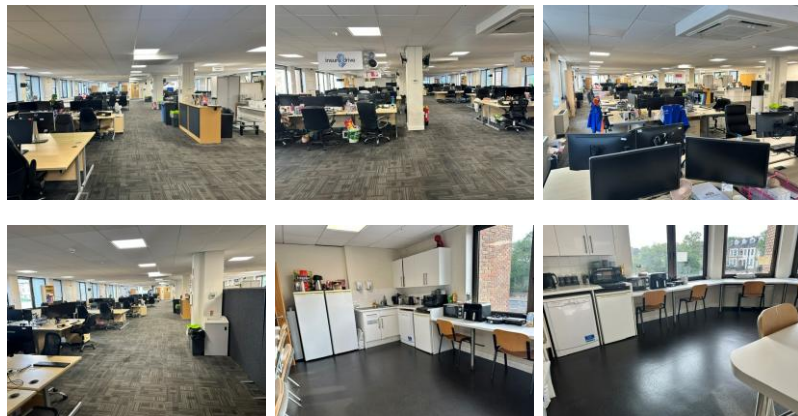
ROMFORD

TO LET

**PRIME AIR CONDITIONED OFFICE SPACE
APPROX 525.35sqm/5,654sq.ft.
WITH CAR PARKING**



**1st FLOOR NORTH WING, ST JAMES HOUSE
27-43 EASTERN ROAD ROMFORD, ESSEX RM1 3NH**



Location

St James House is situated at the junction with Eastern Road and Mercury Gardens (A1251 Romford Ring Road) less than 2 minutes walk north east of Romford BR Station/Crossrail.

Romford Station is a key stop for the Elizabeth Line (Crossrail) which has significantly enhanced travel times and connectivity for Romford.

Journey Times include:

Liverpool Street -	17 minute
Tottenham Court Road -	27 Minutes
Canary Wharf-	23 minutes
Heathrow Airport-	65 minutes

Additionally Romford Station serves frequent Greater Anglia National Rail Services with direct links to Stratford (10 mins) Chelmsford (30 mins) and Colchester (45 mins)

Road connections are excellent with the area will served by the A12 with direct links to central London. The M25 (Junction 8) also provides connection to the wider national motorway network including the A127 & A13.

Description

St James House is a high profile Multi Let Office Building with a large private car park and has the additional benefit of a landscaped Courtyard/Garden area fronting on to Mercury Gardens & Eastern Road which also serves as the principal access to the property. In 2027 this outdoor space is to be significantly upgraded by the Landlord.

The available office accommodation extends to 525.35 sqm/5,654 sq.ft. being the North Wing and is served by 2 passenger lifts and Male & Female WC accommodation in the Common Parts.

The Ground Floor hosts a central communal reception area with this & the common parts to be significantly upgraded during 2026.

The available office space is mainly open plan and is fully carpeted, Air conditioned with suspended ceilings, own private kitchen and some partitioned offices.

The Car Parking allocation on site is 3 Car Parking Spaces

Tenure

New FRI lease for a term to be agreed with periodic rent reviews

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

Commencing Rent

£25 per sq.ft. pax plus Vat, Service Charge and Business Rates & Building Insurance

Legal Costs

Each party to pay their own legals costs

EPC

To follow

Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via agent



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